91-1640 Honouliuli Street Unit 62, Ewa Beach 96706 * * $919,000

Beds:	**4**	MLS#:	**202413810, FS**	Year Built:	**2023**
Bath:	**2/1**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**1,365**	List Date & DOM:	**06-17-2024** & **15**	Total Parking:	**2**
Land Sq. Ft.:	**3,799**	Condition:	**Excellent, Above Average**	Assessed Value	
Lanai Sq. Ft.:	**20**	Frontage:		Building:	**$279,600**
Sq. Ft. Other:	**0**	Tax/Year:	**$141/2023**	Land:	**$467,300**
Total Sq. Ft.	**1,385**	Neighborhood:	**Hoopili-mamaka**	Total:	**$748,900**
Maint./Assoc.	**$158 / $78**	Flood Zone:	**Zone D - Tool**	Stories / CPR:	**Two / Yes**
Parking:	**3 Car+, Carport, Driveway, Garage, Street**	Frontage:			
Zoning:	**12 - A-2 Medium Density Apartme**	View:	**None**		

Public Remarks: Assumable loan available for VA buyers! Welcome to Mamaka at Hoopili! This stunning 4-bedroom, 2.5-bath residence boasts the largest floor plan in Mamaka, on a desirable corner lot with an extra-long driveway, providing ample parking and privacy with no neighbors up against you. The thoughtful layout offers a perfect blend of comfort and style, ideal for both entertaining and everyday living. Laundry center is on the same level as bedrooms for ease and convenience! Home features solar water heater to help lower electricity costs and efficient split AC units keep the home cool. EV owners will find wiring already in place for a charging station. Located in the vibrant and growing community of Hoopili, you'll have access to many amenities including parks, community center, pool, soccer field, and sports center. With many future additions planned, Mamaka at Hoopili promises an exceptional living experience for years to come. In addition to many businesses within Hoopili, you'll be close to shopping, restaurants, rail and city services in Ewa Beach and Kapolei. Put this on your list to see! **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

Address	Price	Bd & Bth	Living / Avg.	Land | Avg.	Lanai	Occ.	FL	DOM
91-1640 Honouliuli Street 62	$919,000	4 & 2/1	1,365 | $673	3,799 | $242	20	0%	0	15

Address	Tax | Maint. | Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
91-1640 Honouliuli Street 62	$141 | $158 | $78	$467,300	$279,600	$748,900	123%	2023 & NA

91-1640 Honouliuli Street 62 - MLS#: 202413810 - Assumable loan available for VA buyers! Welcome to Mamaka at Hoopili! This stunning 4-bedroom, 2.5-bath residence boasts the largest floor plan in Mamaka, on a desirable corner lot with an extra-long driveway, providing ample parking and privacy with no neighbors up against you. The thoughtful layout offers a perfect blend of comfort and style, ideal for both entertaining and everyday living. Laundry center is on the same level as bedrooms for ease and convenience! Home features solar water heater to help lower electricity costs and efficient split AC units keep the home cool. EV owners will find wiring already in place for a charging station. Located in the vibrant and growing community of Hoopili, you'll have access to many amenities including parks, community center, pool, soccer field, and sports center. With many future additions planned, Mamaka at Hoopili promises an exceptional living experience for years to come. In addition to many businesses within Hoopili, you'll be close to shopping, restaurants, rail and city services in Ewa Beach and Kapolei. Put this on your list to see! **Region:** Ewa Plain **Neighborhood:** Hoopili-mamaka **Condition:** Excellent, Above Average **Parking:** 3 Car+, Carport, Driveway, Garage, Street **Total Parking:** 2 **View:** None **Frontage:** **Pool:** Community Association Pool **Zoning:** 12 - A-2 Medium Density Apartme **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number